

001.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

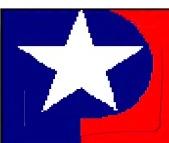
867,600 / 867,600

USE VALUE:

867,600 / 867,600

ASSESSED:

867,600 / 867,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35-35A		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRAHMAN HOLDINGS LLC	
Owner 2:	
Owner 3:	

Street 1: 21 ALEXANDER AVE	
Street 2:	

Twn/City: BELMONT	
St/Prov: MA	Cntry:
Postal: 02478	Own Occ: N

Postal: 02478	Type:
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PREVIOUS OWNER

Owner 1: REKRUT MICHAEL R -	
Owner 2: REKRUT MAUREEN L -	

Street 1: 35 LAFAYETTE ST	
Twn/City: ARLINGTON	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Wood Shingle Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	
D	
s	
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
104		4000.000	435,600			432,000	867,600			901
										GIS Ref
										GIS Ref
										Insp Date
										10/14/17

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									5	OFP	OFP	26									
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									(130)												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									UAT												
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:													SFL	FFL	BMT								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	A Kits:	Rating:									(1144)												
Color: RED	View / Desir:	Fpl:	Rating:	Lvl 2										13 EFP												
GENERAL INFORMATION				WSFlue:	Rating:	Lvl 1										EFP	13	EFP 13								
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	Location:	Lower										(91)	(91)											
Alt LUC:	Alt %:	Total Units:	Floor:																							
Jurisdct:	Fact: .	% Own:	Name:																							
Const Mod:	Lump Sum Adj:	DEPRECIATION		REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL										
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Prim Int Wal 2 - Plaster				Functional:	%	Interior:	2	5	2						BMT	Basement	1,144	55.980	64,045							
Sec Int Wall:				Economic:	%	Additions:									FFL	First Floor	1,144	186.610	213,484							
Partition: T - Typical				Special:	%	Kitchen:									SFL	Second Floor	1,144	186.610	213,484							
Prim Floors: 3 - Hardwood				Override:	%	Baths:									OPF	Open Porch	351	20.990	7,366							
Sec Floors:				Total:	31 %	Plumbing:									UAT	Upper Attic	286	74.640	21,348							
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 170.00		Electric:									EFP	Enclos Porch	273	36.820	10,052							
Subfloor:				Size Adj.: 1.10891604		Heating:																				
Bsmnt Gar:				Const Adj.: 0.98990101		General:																				
Electric: 3 - Typical				Adj \$ / SQ: 186.612																						
Insulation: 2 - Typical				Other Features: 101500																						
Int vs Ext: S				Grade Factor: 1.00																						
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																						
Heat Type: 3 - Forced H/W				NBHD Mod:																						
# Heat Sys: 2	% Heated: 100	% AC:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val:																				
Solar HW: NO	Central Vac: NO	% Sprinkled:	Adj Total: 631280	Juris. Factor:		Before Depr: 186.61																				
% Com Wal	Depreciation: 195697			Special Features: 0		Val/Su Net: 100.32																				
Depreciated Total: 435583				Final Total: 435600		Val/Su SzAd: 190.38																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																		
SPEC FEATURES/YARD ITEMS																PARCEL ID 001.0-0003-0015.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N				Total Yard Items:				Total Special Features:				Total:														

